



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 78-80

To adopt Amendment Number 49
to the Consolidated Official Plan
of the City of Brampton Planning
Area.

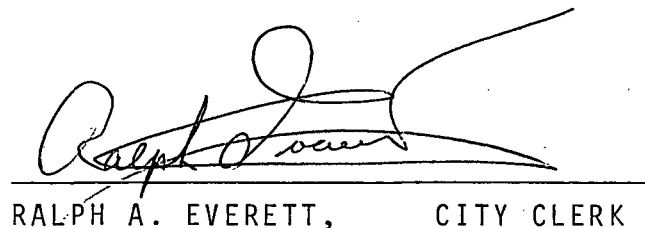
The Council of the Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 49 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 49 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 24th day of March 1980.


JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CITY CLERK

DUPLICATE ORIGINAL

21 - OP - 0006 - 49

#3

AMENDMENT NUMBER 49
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING
AREA.

1980 AUG 18 AM 11 29

MISC. PLAN NO. 583

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

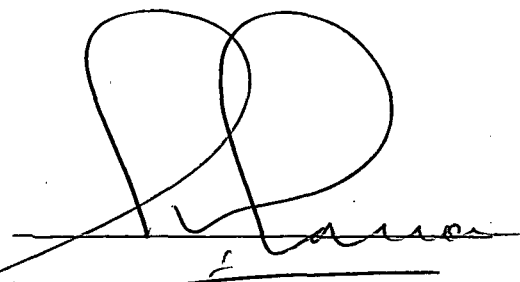
Aug 18, 1980 11:29 A.M.

Pat Corleary
DEPUTY REGISTRAR OF DEEDS, COUNTY OF PEEL

Amendment No. 49
to the
Official Plan for the
City of Brampton Planning Area

This amendment to the Official Plan for the City of
Brampton Planning Area which has been adopted by the
Council of the Corporation of the City of Brampton, is
hereby approved under section 17 of The Planning Act
as Amendment No. 49 to the Official Plan for the City of
Brampton Planning Area.

Date *Aug. 1/80*



G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 78-80

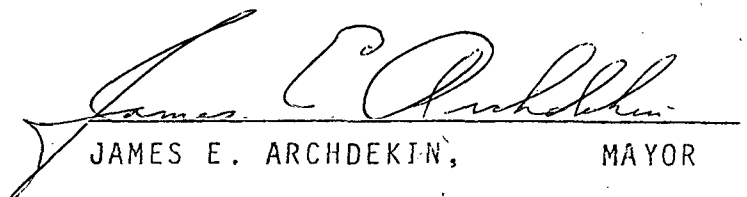
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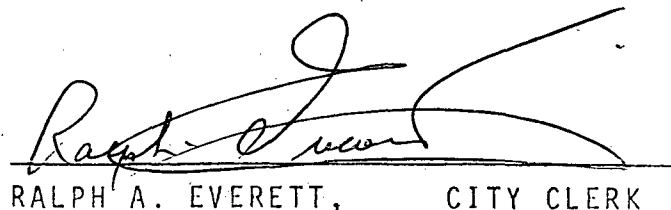
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READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 24th day of March 1980.


JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CITY CLERK

TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING
AREA.

1. Plate Number 2 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designations of the land shown outlined on Schedule 'A' hereto attached from Agriculture to Commercial.
2. Plate Number 1 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the Chapter indication of the land shown outlined on Schedule 'A' hereto attached from Chapter A2 to Chapter A20.
3. Part C, Section A of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by adding the following Chapter:

"Chapter A20

1.0 Purpose

The purpose of this Amendment is to permit the establishment of a wholesale and retail garden centre and nursery on part of Lot 15, Concession 4, WHS (Toronto Township).

2.0 Policy

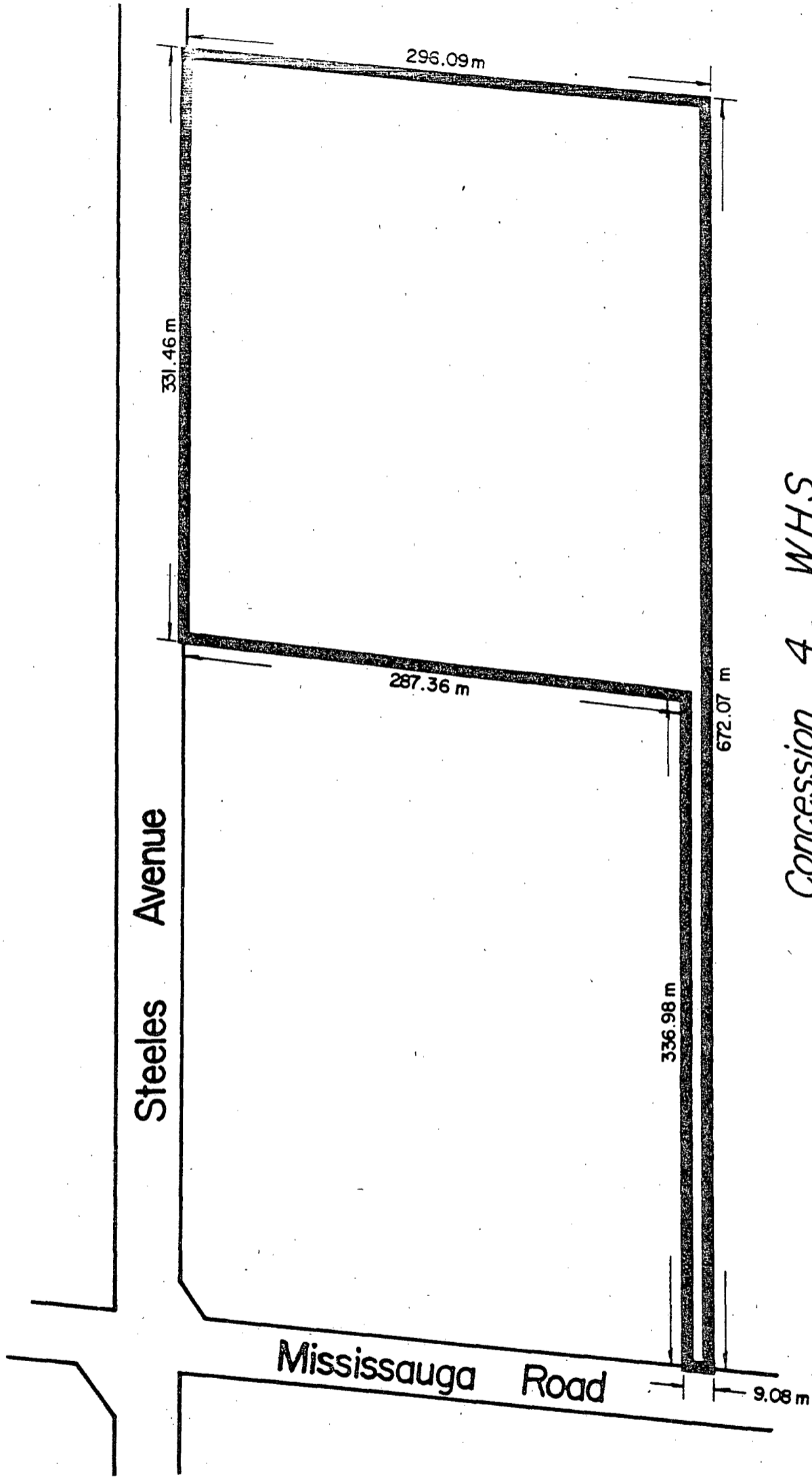
- 2.1 Adequate on-site landscaping and off-street parking facilities shall be provided as part of the development of the site.
- 2.2 An adequate supply of potable water shall be prepared for the operation of the proposed use and a private sewage disposal system acceptable to the Regional Municipality of Peel Health Unit shall be provided.
- 2.3 The site area of the garden centre shall not exceed 1.5 hectares and the remainder of the subject lands shall be developed as a nursery.
- 2.4 Access to the garden centre shall be restricted to Steeles Avenue and shall be located to the satisfaction of the road authority having jurisdiction.
- 2.5 Road widening, as may be required, shall be conveyed to the appropriate road authority having jurisdiction to widen abutting road allowances.

2.0 Policy, Cont'd.

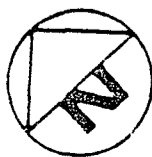
- 2.6 Road facilities to minimize disruption to normal traffic flow caused by the more intensive use of the subject lands shall be provided as may be required by the road authority having jurisdiction.
- 2.7 The development of the land shall be subject to site plan control and architectural control.

3.0 Interpretation and Implementation

- 3.1 The boundaries of the land use designation are approximate and if the general intent is maintained, minor adjustments to boundaries and numerical figures will not require further amendment to the Official Plan.
- 3.2 This Chapter is to be implemented by the approval of appropriate restricted area by-law, site plan approval and development agreement."



O.P. AMENDMENT No. 49
Schedule A



1:3000

CITY OF BRAMPTON
Planning and Development

Date: 1980 03 11

Drawn by: *F.S.*

File no. T4W15.1

Map no. 72-6C

BACKGROUND MATERIAL TO THE AMENDMENT

NUMBER 49

Attached are copies of Reports of the Director, Planning and Development Services, dated November 2, 1979 and December 12, 1979, and a copy of the notes of a special meeting of the Planning Committee held on December 11, 1979, subsequent to the publication of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1979 11 02

To: Chairman of the Development Team

From: Director of Planning and Development Services

Re: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 15, Concession 4, WHS
(Toronto Township)
COVENTRY GROUP
Our File: T4W15.1

1.0 INTRODUCTION

An application has been submitted to amend the Consolidated Official Plan of the City of Brampton Planning Area and the Restricted Area (Zoning) By-law Number 5500, as amended of the former Town of Mississauga, to develop a parcel of land as a location for a nursery and garden centre (wholesale and retail) for the sale of plant material and accessory products.

2.0 PROPERTY LOCATION AND DESCRIPTION

The subject land is located on the south side of Steeles Avenue West near Mississauga Road, comprising an area of 10.126 hectares (25.022 acres). The property has a battle ax shape with the principal frontage on Steeles Avenue West of 331.467 metres (1087.477 feet) and a frontage of 9.144 metres (30.00 feet) for the "handle" on Mississauga Road.

The property slopes from a high point located at the north-east corner of the site towards the south and west. A broad drainage swale occupies the westerly portion of the principal site which is subject to seasonal wetness. The "handle" of the site with a length of 336.987 metres (1105.587 feet) is crossed by a small creek near Mississauga Road.

- Cont'd. -

The soil of the property has been classified as having a mix of Class 1 and Class 3 in proportion of 6:4. The soil survey has identified Oneida and Chinguacousy clay loam soils which have a good natural drainage and imperfect drainage respectively.

Trees are located along the easterly and southerly boundaries and form part of the landscaping of an existing bungalow.

The property, with the exception of the aforesaid dwelling site, has been continuously farmed on a leased basis for a considerable number of years.

The subject lands are bordered by the Streetsville Glen Golf Course on the east, agricultural small holdings on the south and west and agricultural land to the north on the opposite side of Steeles Avenue.

3.0 OFFICIAL PLAN AND ZONING STATUS

The lands are designated by the Consolidated Official Plan as Agricultural (former Town of Mississauga).

By-law Number 5500 of the former Town of Mississauga classifies the property as Agriculture.

4.0 PROPOSAL

The applicant desires to establish a wholesale/retail nursery and garden centre for the production and sale of plant material to builders (wholesale) and to the general public at retail level. During the initial stage of the operation "imported" plant material would be sold until the proposed plantation plants have reached marketable size. Small scale residential garden equipment, fertilizer, herbicides and insecticides would be sold. No farm size equipment would be handled.

It is intended that the existing residence would remain and may be occupied by the resident operator of the nursery and garden centre.

- Cont'd. -

Two buildings are planned with approximate dimensions of 60.9 x 15.2 metres (200 x 50 feet) and 21.3 x 18.3 metres (70 x 60 feet) to be used respectively for sales and storage and as a maintenance equipment shed. The buildings will be of aluminum siding with a brown woodsy colour.

Off-street parking facilities will comprise a gravel surfaced parking lot of a minimum size to be determined prior to the preparation of the zoning by-law. The access driveway to the garden centre and parking lot is proposed to be located about 183 metres (600 feet) west of the east property line.

5.0 COMMENT

The applicant had indicated that it is not desired to have the entire area of the subject lands rezoned for the proposed use but to restrict the extent of the commercial zoning to an area of about 2.4 hectares (6 acres) abutting Steeles Avenue. There is no objection to this proposal provided that the commercial land use designation by the Official Plan and Zoning By-law is restricted in nature and will not imply that other commercial uses could be established without a further Official Plan Amendment and Zoning By-law Amendment.

The Regional Municipality of Peel has indicated that it has no objection provided that the location of the access driveway will be subject to their approval. This requirement can be determined and will form part of the site plan schedule.

While the applicant should be permitted to site the buildings and parking area to suit his operations, it will be necessary that the minimum setback requirements of the Region be complied with (45 feet from the front lot line or 105 feet from the centre line whichever is the greater). However, it is felt that a minimum setback of 30.5 metres (100 feet) should be maintained between the buildings and Steeles Avenue to accommodate a parking area, landscaping and outdoor display area. The location of the proposed buildings and parking facilities should be indicated on a site plan to accompany a development agreement.

- Cont'd. -

Rather than establish precise requirements for the number, size, design and illumination of identification signs, it is considered appropriate that approval be subject to the Planning and Development Department within the general guidelines of the existing City of Brampton Sign By-law and the desirability that a subdued and subtle approach be employed in recognition of the "quiet" attributes of the farming community.

There is no objection to the parking lot facilities having a gravel surface in recognition that snow plowing or snow removal will not be a requirement if the business is not operated during the winter months. However as a minimum requirement, the boundary or margin of the parking area should be clearly defined by a suitable device to minimize vehicle encroachment upon the abutting landscaped area.

While the subject property has only a limited frontage on Mississauga Road, the applicant should convey adequate property to widen Mississauga Road to a width of 22.86 metres (75 feet from the centre line).

6.0 CONCLUSION

There is no basic objection to the application to amend the Official Plan and Zoning By-law to permit the change in use of the subject lands to accommodate a nursery and garden centre.


It is recommended that:

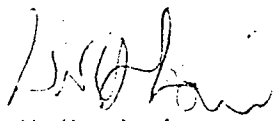
- a) A public meeting be held with respect to the application,
- b) and subject to the results of the public meeting, the application be approved, subject to the approval of an appropriate amendment to the Official Plan by the Ministry of Housing, the approval of a zoning by-law by the Ontario Municipal Board and the execution of a development/site plan agreement that provides for the following:

- Cont'd. -

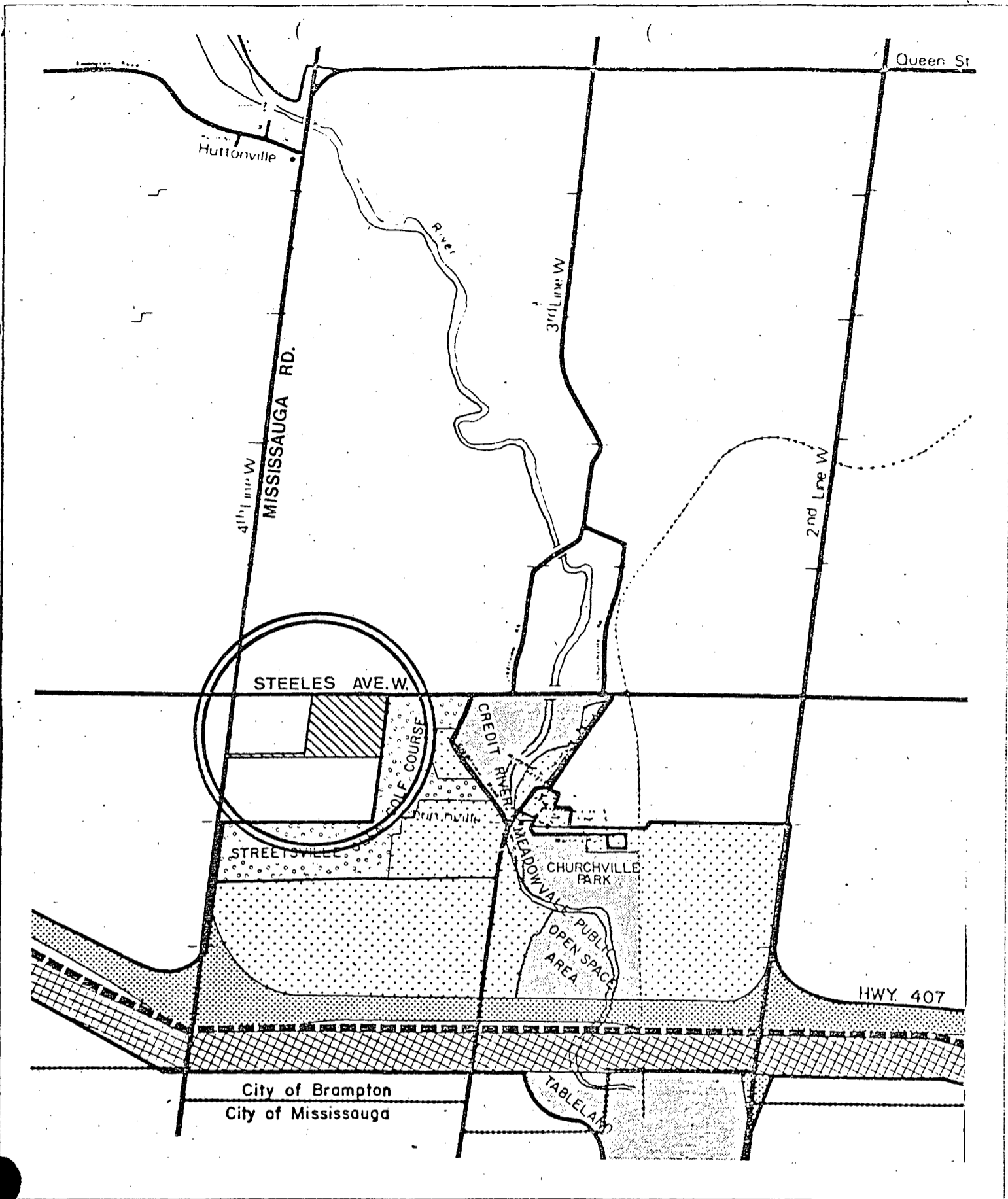
- 1) gratuitous conveyance of road widening to the Regional Municipality of Peel of Mississauga Road sufficient to widen the road to a width of 22.86 metres (75 feet) from the centre line;
- 2) location and design of access driveway onto Steeles Avenue to be approved by the Regional Municipality of Peel;
- 3) the location of buildings to be no closer than 30.5 metres (100 feet) to the right-of-way of Steeles Avenue;
- 4) a gravel surfaced parking area be accepted only if the proposed retail services are prohibited during the winter season, and the parking area is provided with facilities to prevent encroachment upon the landscaped areas;
- 5) the architectural design concept of the buildings be approved by the Department of Planning and Development;
- 6) the number, design, location and illumination of identification signs be approved by the Department of Planning and Development, and
- 7) a landscape plan be approved by the Planning and Development Department of that portion of the site lying between Steeles Avenue and encompassing the customer parking area, retail wholesale facilities and adjacent lands.

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development


L.W.H. Laine,
Director of Planning and
Development Services

LWHL/ec



COVENTRY GROUP
Location Map



1:25000

CITY OF BRAMPTON
Planning and Development

Date: 1979 11 14 Drawn by: C.R.E.
File no. T4W15-1 Map no. 72-6A

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1979 12 12

To: The Chairman and Members of Planning Committee


From: Director, Planning and Development Services

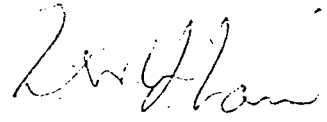
Re: Application to Amend the Official
Plan and Restricted Area By-law
Part of Lot 15, Conc. 4 WHS
(Toronto Township)
COVENTRY GROUP
Our File: T4W15.1

A public meeting with respect to the above noted application was held on Tuesday, December 11, 1979. Notes of the meeting are attached as well as submissions on behalf of Streetsville Glen Limited (golf club), Meadowlands Nursery Limited and Treeland Wholesale Nursery Inc..

It is recommended that Planning Committee, after considering the submissions filed with the notes of the meeting, give direction to staff regarding the preparation and submission for consideration of City Council, an Official Plan Amendment, Zoning By-law Amendment and Development Agreement.

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development


L.W.H. Laine,
Director, Planning and
Development Services

LWHL/ec
attached

PUBLIC MEETING

A Special Meeting of Planning Committee was held in the Municipal Council Chambers, 24 Queen Street East, Brampton, Ontario, on Tuesday, December 11, 1979, commencing at 8:20 p.m., with respect to an application by The Coventry Group to amend the Official Plan and Restricted Area By-law to permit the establishment of a wholesale/retail nursery and garden centre.

Members Present: Councillor D. Sutter - Chairman
 Alderman F. Kee
 Councillor P. Robertson

Staff Present: L.W.H. Laine, Director, Planning and
 Development Services
 J. Singh, Development Planner
 W. Winterhalt, Policy Planner
 J.A. Marshall, Director of Planning Policy
 and Research
 E. Coulson, Secretary

Representatives and approximately 29 members of the public were present. The Chairman enquired if all the notices to the property owners within 400 feet of the site were sent, and whether the notification was placed in the local newspapers. Mr. Laine replied in the affirmative.

Mr. Laine outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. Laine noted that there were two telephone calls and two letters received relevant to the application.

Mr. P. Olsen, President of Treeland Wholesale Nursery Inc., submitted a letter of objection to the establishment of another Retail Nursery Outlet in the area. He noted that he had not received notice of the public meeting.

Letters of objection were received from Meadowlands Nursery and Streetsville Glen Limited.

- Cont'd. -

There were no further questions or comments.

Councillor Sutter noted that any further questions or comments may be directed to the Planning and Development Department or to the Planning Committee at its meeting to be held on December 17, 1979.

The meeting was adjourned at 8:30 p.m.

TREELAND

WHOLESALE NURSERY INC.

December 11, 1979

The Corporation of the City of Brampton
Planning & Development Department
37 George St. North
Brampton, Ontario
L6Y 1P4

Attention: Mr. Allan Rothwell

Dear Sir:

Re: Your File # P20 & T4W15.1

With reference to the application by the "Coventry Group" for an amendment to the official plan to permit rezoning for the purpose of establishing a Wholesale, Retail Garden Centre Outlet, we wish to voice our strong objection.

As the land is now zoned or designated Agricultural, no objection can be voiced to the applicants desire to grow Nursery Stock nor in fact to selling it at the Wholesale level from that property. No change in zoning would be required for this type of operation. Our objection is to the establishment of yet another Retail Nursery Stock Outlet in this area. Within a three mile radius are now located the following Retail, Nursery Stock Outlets:

John Hutton Nurseries
Springbrook Nursery
Dutch Nurseries
Meadowlands Nursery

Naka Market
Huttonville Market

and at least two other Fruit Markets which also engage in the Seasonal selling of Nursery Products. Surely the addition of yet another outlet for this type of product is neither necessary nor desirable.

.../2

7370 MISSISSAUGA RD.
RR NO. 3 MISSISSAUGA, ONT.
L5M 2B3

(416)
821-1333

It is our opinion, expressed without prejudice, that this application, if approved by the City of Brampton will be detrimental to the City and to the area because of the developers probable, ultimate goal of having the complete parcel with commercial zoning. There is most assuredly more money in Land Development, than in the Nursery Business.

Another objection we have to this application is that the notice of Meeting is dated Nov 21, 1979 calling the Meeting for Dec 11, 1979 giving concerned parties only fourteen working days in which to prepare. With the seasonal mail rush we did not receive this notice until Dec 6, 1979 which left us 3 $\frac{1}{2}$ working days. This in our opinion is neither proper nor adequate notice for a matter as important as a change in zoning.

We sincerely trust that the City Planners will consider our position especially in view of the fact the area is more than adequately serviced with this type of facility.

Yours truly,



P. Olsen
President

PO/pm

DAVIS, WEBB
BARRISTERS AND SOLICITORS

41 GEORGE ST. SOUTH
BRAMPTON, ONTARIO
L6Y 1P4

RONALD K. WEBB, O.C.
THOMAS M. DUNN, B.A., LL.B.
CHRISTIAN G. SCHULZE, B.A., LL.B.
BRUCE W. TINSLEY, B.A., LL.B.
J. DAVID OSTLER, B.A., LL.B.
ROBERT C. CHRISTIE, B.A., LL.B.

COUNSEL
BASIL T. CLARK, O.C.

A. GRENVILLE DAVIS, O.C.
(1916-1973)

TELEPHONES
BRAMPTON
TORONTO 451-6714
AREA CODE 416

December 11, 1979

The Corporation of the City of Brampton
Planning and Development Department
37 George Street North
BRAMPTON, Ontario
L6Y 1P4

City of Brampton PLANNING DEPT.	
Date	DEC 11 1979 Rec'd.
File No.	T4W15.1

Attention: Mr. A. Rothwell

Dear Sirs:

Re: COVENTRY GROUP (File No. T4W15.1)
Your File: P20

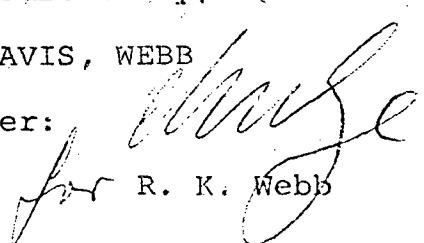
We are the solicitors for Streetsville Glen Limited. Our client owns land adjacent to the Coventry Group land. We have just been retained in this matter and unfortunately cannot attend the meeting this evening.

Our client objects to the Coventry Group application. It is our client's view that the study of the planning area, which may include the subject land, should be carried out and the future land use of all land in the area, be determined before any re-zoning or amendment to the Official Plan is carried.

Yours truly,

DAVIS, WEBB

per:


for R. K. Webb

RKW/bm

cc. Streetsville Glen Limited



Our reputation is GROWING

826-1501 7370 Mississauga Road N., R.R. 3, Mississauga, Ontario, L5M 2B3

December 10th, 1979.

Corporation of the City of Brampton,
Planning & Development Department,
24 Queen Street East,
L6V 1A4

City of Brampton PLANNING DEPT.	
Date	DEC 11 1979 Rec'd.
File No.	

Attention: Mr. Len Laine,
Director - Planning & Development

REF: FILE #P20

Dear Mr. Laine,

It has been brought to our attention that a group of builders under the name "The Coventry Group" have made application for rezoning of their properties to commercial. This property is located in the Mississauga Rd. Steeles Avenue area.

Those of us in the retail nursery builders are aware of the fact that a large percentage of the Garden Centre type operations in the North American Continent are a detriment to the prestige and overall appearance of the municipality, most degenerate instead of improve.

The retail nursery operation is a very specialized business requiring special techniques and constant attention to detail. Those familiar with the operation and with a 12 months maintenance problem, coupled with a four to at most 5 months business find it difficult to afford this inconsistency. It would be virtually impossible for those unfamiliar with this situation to cope with this problem.

The end result would be, as we have seen in so many operations, an undesirable and most embarrassing problem for the municipality. Take for example the "Rainbow Garden Centre" operation located in Brampton a few years ago.

To grow trees, shrubs or ornamentals of any kind requires no rezoning. Sales of such grown products can be made without permit or application for a change in land use. However, caution is also suggested in view of tree growing project of other builders who have lost many thousands of dollars as a result of their unsuccessful tree growing operation. A substantial investment in service equipment is required as well as constant supervision. Mouse or rabbit damage in one winter can destroy all plantings.

...../2



Our reputation is GROWING

826-1501 7370 Mississauga Road N., R.R. 3, Mississauga, Ontario, L5M 2B3

- PAGE TWO -

Corporation of the City of Brampton,
Planning & Development Department.

Rezoning of this land could result in real complications as far as the municipality is concerned. An unsuccessful Garden Centre operation could result in applications and pressure for other commercial designations well in advance of the plans for the municipality.

It would be most judicious on behalf of the municipality to refrain for approval the application for rezoning at the outset, but to permit the growing operation under strict regulations. It is on the basis of the above considerations we strongly oppose this application for rezoning.

Sincerely,

A handwritten signature in cursive script, which appears to read "I.G. Goddard", is written over a horizontal line.

I.G. Goddard,
President,
Meadowlands Nursery Ltd.

/bn